



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-2989

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**Agenda Item Number:** Z-14.

**Agenda Date:** 6/2/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z2016114

**SUMMARY:**

**Current Zoning:** "C-2" Commercial District and "R-6" Residential Single-Family District.

**Requested Zoning:** "C-2" Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 19, 2016

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** William Sweatt

**Applicant:** Jerry Arredondo

**Representative:** Jerry Arredondo

**Location:** 10920 Bandera Road

**Legal Description:** 2.41 acres of land out of NCB 18009

**Total Acreage:** 2.41

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed into the City Limits on December 31, 1993 and was originally zoned “R-1” Temporary Single Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “R-6” Single-Family Residential District. Finally, on April 19, 2007 a portion of the property was rezoned to “C-2” Commercial District and “C-2 S” Commercial District with a Specific Use Authorization for a Car Wash on Lot 7.

**Topography:** The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

## **Adjacent Base Zoning and Land Uses**

**Direction:** West, North

**Current Base Zoning:** R-6, C2NA, C-2

**Current Land Uses:** Single-Family Residential, Equipment Business, Vacant Lots

**Direction:** East, South

**Current Base Zoning:** C-3, C-2, C-3NA, C-2, MF-33

**Current Land Uses:** Bank, Restaurant, Parking Lot, Apartments

**Overlay and Special District Information:** None

## **Transportation**

**Thoroughfare:** Bandera Road

**Existing Character:** Primary Arterial Type A 120’

**Proposed Changes:** None known

**Public Transit:** VIA bus route 605 at Bandera Road and Prue Road.

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Storage - Outside: Minimum vehicle parking spaces 1 per 600 sf. GFA. Maximum vehicle parking spaces 1 per 300 sf. GFA.

## **ISSUE:**

None.

## **ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

## **FISCAL IMPACT:**

None.

## **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (8-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the current land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties.

**3. Suitability as Presently Zoned:**

The requested “C-2” district is appropriate for the subject property. The request for “C-2” will not have any negative effects on future development, but rather provide additional services to any existing and potential development. The site location is on a Primary Arterial Type “A” 120 feet thoroughfare.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property is 2.41 acres in size, which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

None.